

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,  
INDIANA, WILL HOLD A REGULAR COUNCIL MEETING IN THE THIRD  
FLOOR ASSEMBLY ROOM OF THE CITY/COUNTY BUILDING ON  
THURSDAY, FEBRUARY 28, 2008 AT 7:30 P.M.**

The meeting of the **New Albany City Council** was called to order by President Jeff Gahan at 7:32 p.m. The meeting opened with the Lords Prayer and the Pledge of Allegiance.

**MEMBERS PRESENT:** Council Members Mr. Coffey, Mr. Caesar, Mr. Price, Mr. McLaughlin, Mrs. Benedetti, Mr. Messer, Mr. Zurschmiede and President Jeff Gahan.

**OTHERS:** Council Attorney Jerry Ulrich and City Clerk Marcey Wisman.

**ALSO:** Deputy Mayor Carl Malysz, Asst. Director of City Operations Matt Denison, John Rosenbarger and Scott Wood.

**APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:**

Mr. Price moved to approve the February 4<sup>th</sup> meeting minutes, Mr. Caesar second, all voted in favor.

**COMMUNICATIONS – PUBLIC:**

**Randy Smith**, 2229 E. Elm Street, stated that the thing that he liked about Mayor Garner was that he was pro consensus. He explained that he is pro TIF and he does not believe that the council understands them well enough to move forward with these items tonight.

**Maurice King**, 2035 McDonald Avenue, stated that he came tonight to hear the information on TIF and he noticed that everyone in the crowd received hand-outs except for him and Mr. Smith and he was very disappointed that he was overlooked when he has a strong vested interest in what is going on and would urge them to have enough information for all of the citizens in the audience.

**COMMUNICATIONS – CITY OFFICIALS:**

**Mrs. Benedetti** stated that if they read the article regarding the Redevelopment meeting the other night she wanted to clarify that they are not doubting what Mayor England wants to do in the City they were simply asking if they could get more information on what projects are in the works because there were some that felt that the Rainbow drive project was not as pressing as some other projects. She explained that she knows that Mayor England is waiting to do his State of the City address to discuss what his priorities are but they just had some questions about the TIF funds and that is how she brings herself up to date as a new council member.

**COMMUNICATIONS – MAYOR:**

**Mr. Malysz** stated that the Mayor cannot be here tonight and he is hoping that the legislative session will be over by the next meeting so that he can give his State of the City Address. He explained that they do want to share with the council the thorough fare program as soon as it is completed. He stated that they did distribute the TIF projects to the Redevelopment members during the January meeting.

**Mr. Gahan** asked regarding the draft of the TIF projects and stated that he has problems with the fact that they have not been briefed in anyway regarding these projects and he asked if the Redevelopment Commission could come before the council periodically to give them an up-date.

**Mr. Malysz** stated that he feels that would be wonderful and added that in the past they did not have an over-all capital project plan but they would like to present them with a comprehensive plan.

**APPOINTMENTS:**

**APPROVAL OF CF-1 FORMS:**

**INTRODUCTION OF ORDINANCES AND RESOLUTIONS:**

**READING**

R-08-07	Resolution Concerning Statement of Benefits for Rite-Way Industries, Inc. By the Common council Of the City of New Albany	Caesar
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**Mr. Caesar tabled R-08-07.**

R-08-08	Common Council City of New Albany, Indiana Regarding the Enlargement of the State Street/Green Valley Road/West Street Vicinity Economic Development Area	Gonder
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**Mr. Coffey moved for the reading of R-08-08, Mr. Caesar second, all voted in favor except Mr. Price who voted nay.**

**Mr. Coffey** asked Mr. Malysz to clarify that the money that this project will support will generate enough assessed value to complete the State Street project.

**Mr. Malysz** explained that they had a financial analysis run based on the information that they received from the developers and estimated that there would be an increment that would be coming off of \$30M worth of investments and once it was all built out it would be approximately \$600,000-\$700,000 a year. He stated that this would be enough increment to raise about \$6M through a bond issue if they chose to move forward with it. He stated that \$2M of this is what the developer is asking them to participate in as far as public infrastructure such as roads and sewer lines. He explained that when they did in house estimates of what kind of improvements they need to do to State Street and some other projects relating to State Street it estimated at about \$4M to cover it.

**Mr. Coffey** stated that everyone believes that the expressway is the entry into the downtown area but actually the State Street corridor is the main thorough fare into downtown and improving this area will help to build up downtown.

**Mr. Malysz** stated that creating an appealing corridor can be a positive thing for economic development.

**Mr. Coffey** asked how long it would take to complete this project without the TIF area and relying wholly on EDIT.

**Mr. Malysz** stated that it could be up to 20 years or more.

**Mr. Price** stated that he did a little research on this issue and contacted the State Board of Accounts and read an article regarding TIF money and talked about how it would affect New Albany if they did away with TIF funds.

R-08-09	Resolution of the City of New Albany Approving a Amendatory Declaratory Resolution and Economic Development Commission of the Redevelopment Commission of the City of New Albany, Indiana, and Approving an Order of the New Albany City Plan Commission	Coffey
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**Mr. Coffey moved for the reading of R-08-09, Mr. Messer second, all voted in favor except Mr. Price who voted nay.**

**Mr. Malysz** stated that he had gotten this backwards and this is the resolution to expand the State Street TIF the prior resolution was just to add a small section on Green Valley Road.

**Mr. Caesar** asked why they have included the residential area into the TIF area and will it affect the amount of commercial into the residential area

**Mr. Rosenbarger** stated that if it is single family dwellings they would not get increments on that property so it would have no affect on it and the zoning will not be affected.

R-08-10      New Albany Common Council Approving a Declaratory      Benedetti  
Resolution and Economic Development Plan of the  
New Albany Redevelopment Commission and Approving  
The order of the New Albany City Plan Commission

**Mrs. Benedetti moved for the reading of R-08-10, Mr. Coffey second, all voted in favor except Mr. Price who voted nay.**

**Mr. Coffey** explained that he had a lady call and state that if this went through she would lose her house and wanted to know if that was true.

**Mr. Rosenbarger** stated that the plan they had 20 years ago yes but they do not want to do anything that would result in this.

A-08-04      Additional Appropriation (Animal Control Runs Fund)      Messer 2&3

**Mr. Messer moved for the second and third reading of A-08-04, Mr. Zurschmiede second, all voted in favor. Bill A-08-04 became Ordinance A-08-07**

A-08-05      Additional Appropriation (Unsafe Building Fund)      Messer 2&3

**Mr. Messer moved for the second and third reading of A-08-05, Mr. Price second, all voted in favor. Bill A-08-05 became Ordinance A-08-08.**

**Mr. Gahan** stated that their packet for Monday nights meeting are in front of them and asked that everyone look over their agenda and if there were any changes to be made to do so now.

**ADJOURN:**

**There being no further business to be heard, the meeting adjourned at 8:23 p.m.**

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Jeff Gahan, President  
Common Council, City of New Albany

ATTEST: \_\_\_\_\_  
Marcey Wisman, City Clerk